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## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 27 Timewell Crescent, Boronia

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$660,000 & \$720,000

### Median sale price

Median price \$735,000

\*House ☒

Suburb Boronia

Period - From 01/01/2017 to 31/12/2017

Source REIV [propertydata.com.au](http://propertydata.com.au)

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
24 Flinders Cres BORONIA	\$685,000	30/10/2017
11 Royalden CI BORONIA	\$670,000	03/02/2018
20 Garden Ave BORONIA	\$665,000	03/10/2017

Property data source: REIV [propertydata.com.au](http://propertydata.com.au). Generated on 14<sup>th</sup> of February 2018.